



MAIN-LAND

DEVELOPMENT
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Department of Environmental Protection
Bureau of water Quality, Division of Environmental Assessment
Attn: Jami MacNeil, Project Manager
17 State House Station
Augusta, ME 04333

Subject: Sugarloaf West Mountain Expansion
Comment Response and Update Submittal

Dear Jami,

As we have discussed at various review progress meetings, VHB and Main-Land have been working with the Applicant on a comprehensive comment response and update package. To date, the Applicant has received written comments and follow up comments from William Noble, LG on environmental and geology related sections, verbal comments from Ken Libbey, PE, agency recommendations from MHPC, MIF&W, and MNAP, and feedback from LeeAnn Neal of the Army Corps of Engineers.

In the process of reviewing and addressing comments and in consideration of recent market research response, the Applicant has opted to update the residential offerings to favor duplex townhomes over some of the single-family residential lots. Further, there has been an emphasis on increased density of single-family residential lots in less environmentally sensitive areas and decreased density of development in environmentally and/or aesthetically sensitive areas. The update prioritizes a voluntary visual buffer along the main internal subdivision road.

The updated configuration results in a net reduction of 2 single-family residential lots and net addition of 14 duplex townhomes. Other notable improvements include the addition of shared driveways to reduce limit of disturbance and impacts, minimal extensions to 'Road D' and 'Road E', reconfiguration and optimization of stormwater ponds, and feasibility level design of residential drives and grading for accountability of stormwater flow patterns.

It is the Applicant's intent that this submittal addresses review comments and substantially progress the review toward the permitting finish line.

Please do not hesitate to call or email with questions regarding this submission. The Applicant looks forward to further coordination DEP staff as project review continues.

Sincerely,

Main-Land Development Consultants, Inc.

Richard Dunton, P.E.
Director of Engineering